

Real Estate Auction

1 Acre

U-105 Co Rd 10
Liberty Center, OH
Liberty Twp, Henry County



3 Bedroom Brick Ranch

Thursday, Sept. 19, 5:00 PM

PROJECT HOUSE—Solid 1672 sq ft ranch in need of makeover. Great floor plan with summer porch, fireplace, 2 car garage, endless opportunities to be sold at public auction. GET PREPARED!



Directions: 2 miles west of Liberty Center on Co Rd U to Co Rd 10, north.

OPEN FOR INSPECTION:
Thursday, Sept. 5, 5:00—6:30 PM or
shown by appointment Call Auctioneer.

Owner: Richard A. Rohrs

Terms: \$2,000.00 down in certified funds w/balance at closing. Closing held on or before 40 days; Possession at closing. Have finances ready, selling with immediate confirmation. No Buyer's Premium. Announcements made the day of the auction take precedence over printed materials. All information on this flyer was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgment and inspections of property records. Any other terms & conditions will be announced the day of the auction and take precedence over printed material.

WHALEN WHALEN
REALTY & AUCTION, LTD.

Information contained herein deemed reliable, but not guaranteed.

AUCTIONEERS—John & Jason Whalen, Michael Murry - Office 419-337-7653 or 419-875-6317



1+/- Acre Sold Subject to County Lot Split
 Tax Parcel: 26-210014-0000
 Built 1952
 Lot Size 182' x 214.4' (1 Acre)
 Year Taxes: \$1,473.71 (Approximately)
 Brick Siding
 Asphalt Shingle Roof
 Wood Windows/Aluminum Storms
 Crawl Foundation
 100 Amp Electric Breaker
 45 Gallon Propane HW Tank
 Propane Boiler Heat
 Drilled Well
 Septic
 Living Room 15' x 20' Fireplace
 Kitchen 10' x 15'
 Bedroom 13' x 15'
 Bedroom 11' x 14'
 Bedroom 13' x 20'
 1 Full/1 Half Bath (Need Finished)
 11' x 19' Summer Porch
 20' x 24' Attached Garage

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 5:00—6:30 PM.**



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216 E Linfoot
 Wauseon, OH 43567